

1 Abran E. Vigil, Esq.  
2 Nevada Bar No. 7548  
3 Holly Ann Priest, Esq.  
4 Nevada Bar No. 13226  
5 BALLARD SPAHR LLP  
6 1980 Festival Plaza Drive, Suite 900  
7 Las Vegas, Nevada 89135  
8 Telephone: (702) 471-7000  
9 Facsimile: (702) 471-7070  
10 E-Mail: vigila@ballardspahr.com  
11 E-Mail: priesth@ballardspahr.com

12 *Attorneys for Defendant JPMorgan Chase  
13 Bank N.A.*

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

MY HOME NOW, LLC;

Plaintiff,

v.

JPMORGAN CHASE BANK, N.A., a  
National Banking Corporation; U.S.  
BANK TRUST, N.A., as trustee for LSF9  
Master Participation Trust, a National  
Banking Corporation; CALIBER HOME  
LOANS, a South Carolina Corporation;

Defendants.

U.S. BANK TRUST, N.A., as Trustee for  
LSF9 Master Participation Trust;

Counterclaimant,

v.

MY HOME NOW, LLC, a Nevada limited  
liability company; DOES I through X; and  
ROE CORPORATIONS XI through XX,  
inclusive,

Counter-Defendants.

Case No.: 2:16-cv-00727-GMN-NJK

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE**

1           JPMorgan Chase Bank, N.A. (“Chase”), U.S. Bank Trust, N.A., as Trustee for  
2 LSF9 Master Participation Trust (“Trustee”), Caliber Home Loans (“Caliber”), and  
3 My Home Now, LLC (collectively, the “Parties”) by and through their respective  
4 undersigned counsel of record, stipulate as follows:

5           1. This action concerns title to real property commonly known as 755  
6 Glowing Ember Court, Unit 101, Las Vegas, Nevada 89130 (“Property”) following a  
7 homeowner’s association foreclosure sale conducted with respect to the Property.

8           2. Plaintiff initiated this quiet title action regarding a certain Deed of  
9 Trust recorded against the Property in the Official Records of Clark County, Nevada  
10 as Instrument Number 20080924-000561 (“Trust Deed”), and in particular, whether  
11 the Trust Deed continues to encumber the Property.

12           3. This Stipulation and Order is the result of a compromise resolution of  
13 this action and shall not constitute or be construed as an admission of the facts or  
14 legal conclusions at issue in this action on behalf the Parties, or their respective  
15 agents, affiliates, assigns, parents, and/or successors, or an admission as to the  
16 validity of the allegations in future actions.

17           4. Chase, the Trustee and Caliber, hereby disclaim any and all interest in  
18 the Property. Further, Chase will record a reconveyance of the Trust Deed in the  
19 real property records of Clark County, Nevada.

20           //

21           //

22           //

23           //

24           //

25           //

26           //

27           //

28           //

1       7. The Parties hereby stipulate to dismiss all claims asserted against the  
2 other in this case with prejudice with each party to bear its own costs and  
3 attorneys' fees.

4 Dated: February 24, 2020.

5 BALLARD SPAHR LLP

THE WRIGHT LAW GROUP, P.C.

7 By: /s/ Holly Ann Priest  
8 Abran E. Vigil, Esq.  
Holly Ann Priest, Esq.  
1980 Festival Plaza Drive, Suite 900  
9 Las Vegas, Nevada 89135

10 *Attorneys for Defendant JPMorgan  
Chase Bank N.A.*

By: /s/ John H. Wright  
John H. Wright, Esq.  
Nevada Bar No. 6182  
2340 Paseo Del Prado  
Suite #305  
Las Vegas, NV 89102

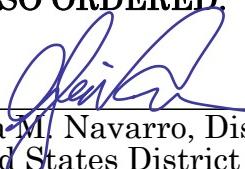
*Attorney for Plaintiff My Home Now,  
LLC*

12 WRIGHT, FINLAY & ZAK, LLP

14 By: /s/Aaron D. Lancaster  
R. Samuel Ehlers  
Nevada Bar No. 9313  
Aaron D. Lancaster  
Nevada Bar No. 10115  
7785 W. Sahara, Ste. 200  
17 Las Vegas, Nevada 89117  
18 *Attorneys for U.S. Bank Trust, N.A., as  
Trustee for LSF9 Master Participation  
Trust, Caliber Home Loans*

20 **ORDER**

21 **IT IS SO ORDERED.**

23   
Gloria M. Navarro, District Judge  
24 United States District Court

25 DATED this 2 day of March, 2020.